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property professionals

**Pine Street,  
South Moor, Stanley, DH9 7BD**

- Two-bedroom mid terraced house.
- No upper chain.
- Features external solid wall insulation.
- Lounge/diner.

**£54,950**

EPC Rating D (57)





## Property Description

Available with immediate occupation this is a well-presented two bedroom mid terraced house which has the added benefit of external solid wall insulation. The accommodation comprises of a lounge/diner, kitchen with integrated oven/grill, first floor landing, two double bedrooms and a bathroom. Self-contained yard to the rear. Gas combi central heating, uPVC double glazing, Council Tax band A, freehold tenure. EPC rating D (57). Virtual tour available. **Sale subject to grant of probate.**

### LOUNGE

13' 11" x 18' 0" (4.25m x 5.49m) uPVC entrance door, uPVC double glazed window, two single radiators, built-in storage cupboard with shelf, electric fire, TV aerial cable, and doors leading to the stairs and kitchen.



#### KITCHEN

6' 11" x 13' 11" (2.13m x 4.25m) A white high gloss kitchen with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, electric hob with stainless steel illuminated extractor unit over, inset sink with mixer tap, plumbed for washing machine. Built in storage cupboard, uPVC double glazed window and matching rear exit door, wall mounted gas combi boiler, tiled floor and a single radiator.

#### FIRST FLOOR

#### LANDING

uPVC double glazed window, loft access hatch, telephone point, coving and doors leading to the bedrooms.

#### BEDROOM 1 (TO THE FRONT)

16' 4" x 9' 7" (5.00m x 2.93m) Single radiator, uPVC double glazed window and coving.

#### BEDROOM 2 (TO THE FRONT)

11' 11" x 7' 8" (3.64m x 2.35m) Single radiator, uPVC double glazed window and coving.

#### BATHROOM

9' 0" x 4' 7" (2.76m x 1.41m) A white suite featuring a panelled bath with electric shower over, pedestal wash basin, low level WC, tiled splash-backs, uPVC double glazed window and a single radiator.

#### EXTERNAL

Self contained yard to the rear.

#### HEATING

Gas fired central heating via a combi boiler and radiators.

#### GLAZING

Full uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (57). Please visit [www.davidbailes.co.uk](http://www.davidbailes.co.uk) to download the full Energy Performance Certificate or speak to a member of staff. Measures include external wall insulation.

#### COUNCIL TAX

The property is in Council Tax band A.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.





#### SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit [www.durham.gov.uk/selectivelicensing](http://www.durham.gov.uk/selectivelicensing) for further information.

#### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.



#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### MORTGAGE ADVICE

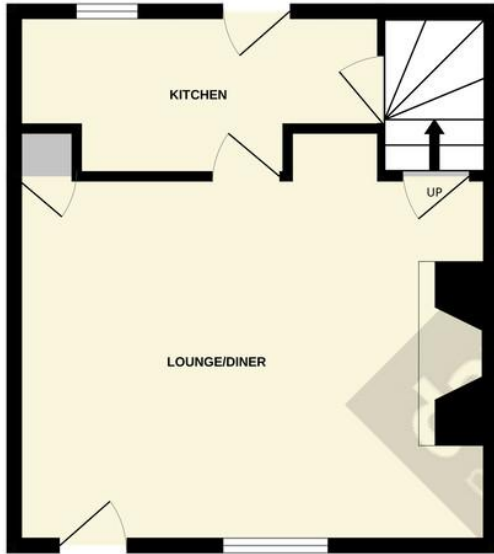
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.



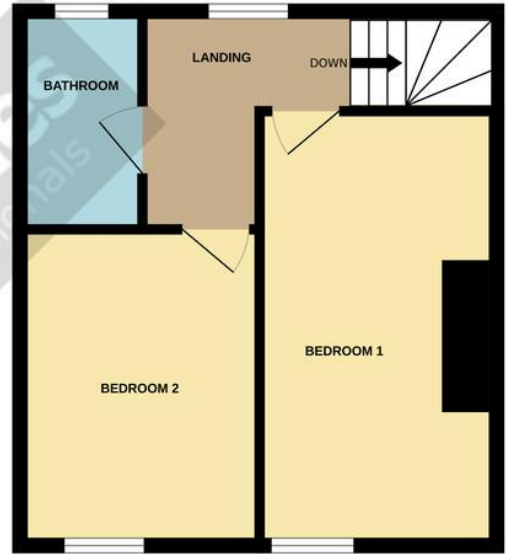
#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm. PLEASE NOTE THE SALE IS SUBJECT TO GRANT OF PROBATE.

GROUND FLOOR  
32.2 sq.m. (347 sq.ft.) approx.

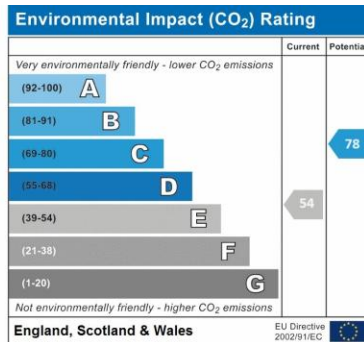
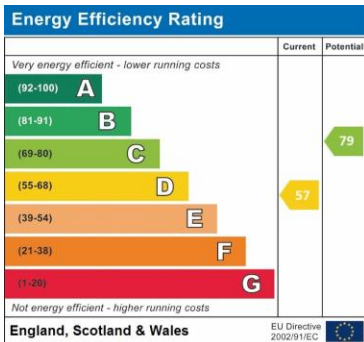


1ST FLOOR  
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA : 65.0 sq.m. (700 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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